

(EXAMPLE DRAFT)
Sandy Hollow Cove Apartments
161 Sandy Hollow Rd. Southampton, NY

GENERAL RULES AND REGULATIONS

ALL rules listed below are part of the Sandy Hollow Cove Apartments Lease Agreement. These rules are here to serve all residents. We ask for cooperation in enforcing them.

1. The only person(s) allowed to reside in the unit are those listed on the Certification form. Please not that housing unauthorized individuals is a violation of the Lease.
2. VISITORS: Visitors staying longer than one week must register with
 - Management and obtain Management's written permission to stay more than seven consecutive days.
 - Any visitor(s) who visits longer than 15 calendar days per month may be considered an unauthorized occupant of the household and can be required to meet the community's admission and screening criteria.
3. Each resident is responsible for keeping the leased premises in clean and good condition.
4. Residents and their guests must refrain from loud noise from 9:00 p.m. until 9:00 a.m. This rule applies to all areas of the development. Loud noise consists of ANY noise that may disturb or annoy other residents.
5. Appropriate street clothes must be worn in all public areas (hallways, office, etc.)
6. Solicitation of any kind is strictly prohibited.
7. Cars are to be parked in designated areas. The parking areas are to be used only passenger cars actually in use. Parking areas are not to be used for storage of unregistered cars. Trucks, boats, trailers, campers, motorcycles, and motorbikes are also prohibited. There shall be no reserved parking except as Owner may designate. Only emergency repairing of cars will be permitted within the development- No other repair work to any type of vehicles shall be permitted.
8. The consumption of alcohol is permitted ONLY within the confines of your apartment.
9. No awnings, signs, advertisements, illuminations, exterior aerial installation (for short wave/radio/TV., etc.) shall be attached to outside walls, the exterior portions of windows, roof, terrace/balcony, door or public area of the building, except for reasonable holiday decorations, unless approved in writing by Landlord.
10. Keep toilets free' from rubbish, trash, rags or other improper articles. The cost of any damage resulting from the misuse of toilets shall be the responsibility of the resident.
11. Please refrain from loitering and playing in the halls, stairways, terraces/balconies and sidewalks. Playing is in designated playground areas only.
12. Residents shall not allow their family, employees, agents or visitors to sweep, shake, hang, or throw anything whatsoever out of the windows, doors, terraces/balconies or into the hallway or stairways. Do not obstruct or place any objects on the window sills or ledges.



The Fair Housing Act prohibits discrimination in the sale, rental, or financing of housing on the basis of race, color, religion, sex, handicap, familial status, or national origin. Federal law also prohibits discrimination on the basis of age. This apartment community does not discriminate on the basis of handicap/disability status. The management coordinates compliance with the nondiscrimination requirements contained in HUD's regulations implementing Section 504 (24 CFR Part 8 dated June 2, 1988)



13. Residents shall be responsible for reporting change in family size composition to the Resident Manager.
14. The Resident shall be responsible for ALL damages inflicted by the resident, resident's family, or visitors, and the cost of repairs for such damages. Residents and their children shall respect shrubs, bushes and other landscaping in the common areas. Resident must compensate Landlord for any damage(s) caused by a member of his/her family, servants, employees, agents or visitors.
15. All garbage must be tightly sealed in plastic bags and disposed of by placing it in designated garbage dumpsters or trashcans located in areas designated by the Landlord. Please comply with local recycling laws, as posted.
16. Please keep objects, such as draperies and furniture, from obstructing any heating outlets.
17. No fireworks are permitted, at any time, in or around the building (including parking lots, garages and balconies).
18. Residents and their visitors will refrain from any conduct that would conflict with the rights of other Residents to peaceful enjoyment of the premises. Conduct considered disturbing shall include, but not be limited to, the playing of loud music outside or in apartments, loud televisions, public consumption of alcoholic beverages, abusive or foul language, or lewdness.
19. No waterbeds or large aquariums (10 gallons or more) are permitted in the apartment.
20. No animals of any kind shall be kept or harbored in or about the rented premises without prior written permission of the Owner.
21. Management must be notified in writing when the Resident expects to be absent from his/her apartment for more than two weeks.
22. The halls, stairways, terraces/balconies, and sidewalks shall remain free from baby carriages, tricycles, bicycles, etc. This includes garbage cans, kitchen supplies, bags, newspapers/magazines, milk bottles or other personal items.
23. No garage sales will be allowed on the premises, either inside or outside the apartments. No business (such as day care) will be allowed without written permission from Management.
24. Running electrical cords from apartments to cars will not be permitted. This is very dangerous. Washing of cars in parking areas will not be permitted.
25. Residents are respectfully requested to promptly report any neglect of or any incivility on the part of the employees of Owner, and any other matters which interfere in any way with the full enjoyment of the premises by the Residents,
26. At no time shall any Resident or visitor tamper with, or disconnect, the smoke detector(s), mailboxes, doors, locks, refrigerators, stoves, etc.
27. Washers and dryers must be treated with care and respect. Resident shall not dry or air clothes on the roof, balcony, terrace, window or any part of the development other than the laundry room.
28. Please use all appliances as they are intended. All appliances are to be cleaned regularly by Residents. The installation of any major appliances (other than those provided) is prohibited without prior written consent from Management.
29. All Residents should have a plunger in their bathroom. Should your toilet become clogged, turn valve on back to "off" position. This will prevent an overflow, so you can plunge afterwards.
30. Sidewalks, driveways, walkways, public lawns, entrances, hallways, stairs, and other public areas must not be obstructed or used for any purpose other than ingress and egress to and from the leased premises- Leaving toys, bat carriages, bicycles, sleds, etc. in any of the aforesaid areas is prohibited and Owner

reserves the right to impound any articles left in or on these areas. The hanging or placing of clothes or laundry on the lawns, shrubbery, or about the building, including windowsills, doors, balconies, and patios is prohibited.

31. No blinds, shades or guards shall be attached to, hung, or used in connection with any window or door of the premises without the prior written consent of the Landlord. If authority to install guards is granted to the Resident, he/she agrees to install guards in accordance with all applicable laws. Resident agrees to maintain these items from rusting and corrosion, and agrees to be fully liable for any accidents occurring during installation.
32. Residents shall only hang pictures, mirrors or other items that require piercing of the wall with regular small picture hooks. The resident shall not hang heavy objects, such as chandeliers, bookcases or china cabinets without prior written consent from the Landlord.
33. Landlord is not liable for any costs, expenses or damages incurred to personal possessions by Resident during move, except if Landlord (or Landlord's representative or agent) is responsible for such damages through negligence or intentionally.
34. No employees of Landlord shall be employed by Resident.
35. Sunbathing is only permitted in appropriate attire on private porches or balconies.
36. Apartments are to be exterminated monthly or when Management deems necessary. Access to apartments will be approved at this time.
37. Recreational Areas: Resident agrees to abide by rules and regulations established for use of the recreation facility provided by Owner.
38. Any installation of air conditioning must be approved in writing by Landlord, and must be provided by Resident.
39. Do not use contact paper on any surface of the apartment (including inside cabinets or kitchen walls). Do not glue on non-skid rubber protectors to the tub. Instead, use a rubber mat.
40. The Resident Agrees that the Resident and Members of the Household Must not engage in or Permit:
 - Any criminal activity, including drug-related criminal activity, whether in the unit elsewhere on or near the project; or
 - Any other unlawful activity in the unit or on the project.
41. Signs and announcements are to be posted on designated bulletin boards only, and must be approved by management. Notices of social functions and Resident Association Meetings are encouraged.
42. Residents are not allowed to paint apartments without permission.
43. Landlord may retain a passkey to the premises. Resident shall not alter or install a lock or knocker on the apartment door without Landlord written consent (with an additional key for the Landlord).

The rules and regulations contained in this booklet may be modified altered or revised at any time at the discretion of the Landlord. Violation of any part of these rules and regulations could result in the termination of residency.

Lessee Signature

Date

Lessee Signature

Date